

# **Lafayette County Conservation and Zoning Office**



1900 Ervin Johnson Drive  
Darlington, WI 53530-9271  
Phone: (608) 776-3836

\* These minutes are subject to the approval of the Planning and Zoning Committee on 11/5/2015 \*

## **MINUTES MEETING OF THE PLANNING & ZONING COMMITTEE USDA AG CENTER CONFERENCE ROOM Tuesday, October 8, 2015 at 6:00 p.m.**

The meeting was called to order at 6:00 p.m. by Chairman Jack Wiegel. Others present: Garthwaite, Halloran, Heimann, D. Larson, N Larson, and Loeffelholz. Also Brad Schobert-Belmont Town Chair; Larry Ludlum- Supervisor District #1, Nathan and Cara Burkum. John Hess, Colney and Maggied-SW Regional Planning.

Larson stated that the agenda was posted in the USDA Service Center, by the County Clerk's Office, the Darlington Municipal Building, on the Lafayette County Webpage; and was sent to the press. Notice was also sent to Burkum's, Wineklman's, neighbors, and the Belmont & Lamont Town Clerks.

Motion was made by D. Larson and second by Halloran to approve the agenda as printed. Motion carried.

Motion made by Heimann and second by Garthwaite to approve the minutes of the 9/15/2015 meeting. Motion carried.

### **Public Hearing for Rezone – Nathan Burkum:**

Zoning Office Statement: Loeffelholz stated that the rezone is for a new house in Belmont Township. Schobert said that the rezone has been approved at the Township's Planning & Zoning meeting. It will go to the committee next Tuesday.

Applicant's Statement: Burkum's hope to build next spring, but want to put in the driveway this week.

Public Statement In Favor: None

Public Statement Opposed: None

Public Statement in Interest: None

Applicant's Rebuttal: None:

Committee Discussion: None

Close Hearing: Will continue on with next hearing and do them both then.

# **Lafayette County Conservation and Zoning Office**



1900 Ervin Johnson Drive  
Darlington, WI 53530-9271  
Phone: (608) 776-3836

## **Public Hearing for Rezone – Walter Winkelman:**

Zoning Office Statement: The property is in Lamont Township. He wants to sell 8.7 acres for a residence. He would like to rezone from A1 to A2. There are more acres than R1. There is no driveway.

Applicant's Statement: None

Public Statement In Favor: 8.7 of the 50 acres is requested to be sold. John Hess, adjoining neighbor, stated he was neither for or against. He also asked if the full property had been for sale at one time.

Public Statement Opposed: None

Public Statement in Interest:

Applicant's Rebuttal:

Committee Discussion: It has been approved by Lamont Township.

Recommendation to the County Board: Motion by Garthwaite to approve and forward to the County Board for the rezone by Burkum of 4.6 acres of A1 to R1 contingent on approval by the Belmont Township, and second by Heimann. Motion carried

Motion by D. Larson to approve and forward to the County Board for the rezone by Winkelman of 8.7 acres of A1 to A2, and second by Halloran. Motion carried

**Conservation & Zoning Manager Update:** Loeffelholz had received calls this afternoon regarding County Road XX – Klein is buying 4 acres.

**Farmland Preservation Plan Presentation:** Chris Colney-SW Regional Planning Commission reported on the 2015-2016 Farmland Preservation Plan Update. (Packet information available at Conservation & Zoning Office). Some of the trends show the average age of a farmer is increasing, the number of farms is going down, but acreage is going up. Medium and small farms have decreased by 20%, but small farms are increasing. For each average acre gained we lose about 6 farms. From 2007-2012 crop numbers declined, mostly due to weather.

Maggied stated that the plan has lots of numbers and goals. The County doesn't change much, and the map shows the number eligible.

1. Zoned Townships – not under 5 acres & \$20,000 in ag income. This removes larger residential properties. If you are comfortable with the maps they will endorse.
2. The plan will then go back to DATCP.
3. It will come back here for a resolution.
4. It goes to County Board & DATCP to be passed.

One of our biggest problems is the youth leaving the County. We want to keep the land in agricultural, but it is difficult for the young to be able to get the capital. Maggied said we need to start looking at succession plans for farms. Our largest growing demographic is the Hispanic population, however there is little land ownership there.

Small farms, 1-49 acres, - in 1992 we had 171; in 2012 there were 362, a 111% increase. Some of these are farmettes, and people who want to grow their own food in CSA's.

# Lafayette County Conservation and Zoning Office



1900 Ervin Johnson Drive  
Darlington, WI 53530-9271  
Phone: (608) 776-3836

We also have some CAFO's, Cottonwood-owned by family/friends, Meylor's – multi-generational family, Darlington Farms-Family. All will need succession plans.

D. Larson - More tax base is needed. Halloran- Use Value was a problem, but what the State did was overkill. Maggied – We need to keep developers from buying up ag land. It hurts municipalities. Dairy farmers are hit hard on buildings, and Farmettes are often sold off to save on taxes.

Motion to endorse the Farmland Presentation Plan Update by D. Larson and second by Halloran. Motion carried.

Ludlum stated that they had set up a Trust, sold the cows, and bought steers. The son rented 5-6 years, then bought the land from the trust and will rent the rest. He will pay as he is able to purchase that. They are also working in a son & grandson.

**Public Comment:** None

**Correspondence:** None

The Planning & Zoning Committee read through their voucher lists. Motion by Halloran and second by Heimann to approve payment of the vouchers. Motion carried.

The next P&Z meeting will be at the Call of the Chair.

**Future Agenda Items:** Klein Rezone

Motion by D. Larson and second by Heimann to adjourn the meeting at 6:40 p.m.  
Motion carried.

Recorded By

Nikki Larson  
For Terry Loeffelholz  
Conservation & Zoning Manager

APPROVAL OF MEETING MINUTES

---

---

---

---

---

---